

**Del Arroz, John@Coastal**

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**From:** Dean Francois <savethestrand@yahoo.com>  
**Sent:** Monday, August 12, 2013 3:07 AM  
**To:** Del Arroz, John@Coastal  
**Subject:** Wed Aug 14 - W9b – CC hearing-substantial issue exists. Protect public's view of the Ocean. Grant a hearing and approve with mitigation the 1000 Esplanade project.  
**Attachments:** photo\_Exh3\_p6.pdf; sc.pdf

TO the Coastal Commission Staff: Please distribute this communication to all Commissioners and have it received and filed at the Public Hearing in Santa Cruz, as i will not be able to attend. If you are not able to print or copy the attachments, it may not be required since they are already in your staff report.

Dear Commissioners:

Your CC staff report analysis on scenic resources does not dispute there is a public view of the ocean that will be blocked by the new project. They are basing their complete denial of a substantial issue on their opinion that the view being blocked is only minor < see p 10>.

Public views over private property: Staff was correct in stating that the city staff report was flawed in that the city report stated that public views over private property are not protected. But CC staff erroneously concludes that since the blockage of the view isn't significant, the issue does not support a substantial issue to grant a hearing. <p 11>.

Consider the fact that the city council acted with a flawed city staff report, and voted 3 to 2, with 2 council members voting against the project because they believed it violated the coastal act. And a councilman is a part of this appeal. The fact that that council made this decision with such a basic flaw in their own report means that the council decision outcome could have been quite different.

Consider the fact that this represents the cornerstone of the coastal act. The act does not say anything about a substantial blockage of a coastal view. The fact that it blocks any view should be enough to as a minimum grant a hearing.

Many residents are opposed to this project. You have a copy of all of the signatures on our petition close to 300 people. The hearing in Santa Cruz is far from where people are able to attend. As a minimum at least grant a hearing that can be heard in San Diego in October, where people are able to attend.

Consider the precedent that has been set. The commission voted unanimously several years ago that a substantial issue existed on an appeal of a property at the corner of knob hill and the esplanade in the same city. That was a development project going up a story and involved blocking just a partial ocean view that was already partially blocked.

Please consider the Sierra Club position and the public's right to an ocean view. As you know the California Coastal Act states: "...permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas."

Please vote to grant a hearing in October and require the developer to revise the project to mitigate this public view obstruction by cutting the corner and providing a side or slanted angled approach or other such means. Or he is able to go down and increase his project by 1 or 2 stories as well, and keep the current setback.

I have attached 2 pages that you already have from the staff report as a reminder. Note the lower picture directly from your report (exhibit 3 page 6) that shows about 1/3 of a blockage of the public view from Ave B, and the other attachment is a letter from the Sierra Club.

Please call me and discuss this issue and listen to the few that may be able to travel to speak in our favor.

Dean Francois

Protectors of Public Ocean Views

[www.SaveTheStrand.info](http://www.SaveTheStrand.info)

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tele: 1-310-318-3326

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read article here: [http://www.dailybreeze.com/news/ci\\_23366347/redondo-beach-condo-battle-heats-up](http://www.dailybreeze.com/news/ci_23366347/redondo-beach-condo-battle-heats-up)

Agenda #: W9b, Aug 14, 2013  
Application #: A-5-RDB-13-0222  
Name: Kristin Ferraraccio  
Position: In Favor of Appeal

AUG 6 2013

Dear Coastal Commission: CALIFORNIA  
COASTAL COMMISSION

I am in favor of the appeal of the development at 1000 Esplanade, Redondo Beach, CA, which is a construction of a 6-unit residential condominium complex. As a resident of Redondo Beach, I believe that the public will lose a valuable asset if this development moves forward as currently planned. If the Coastal Commission does not support the appeal, the public will lose a great view of the ocean and coastline.

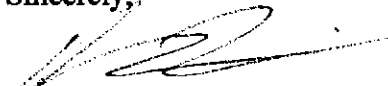
For the past 80+ years, the public has become accustomed to the view of the ocean & coastline at Avenue B & Esplanade. The current development sits back from the property line so that the public has a wide view of the coast when walking down Avenue B towards the ocean (please see Exhibit A below). The new development proposes to build a new complex that extends closer towards the west and the north, thus it will limit the view the public currently enjoys of the ocean.

If the new development is allowed to be built under the current building plan, the view from Avenue B will be more like those views on Avenue C & Avenue D (please see Exhibit B & C below) where complexes are built as far west and north as the regulations allow. As you can see, the public's view from both Avenue C & Avenue D are much more limited than the view at Avenue B currently.

As Ben Agerwal, the developer of this project has said, "If someone really wants to see the ocean, all he has to do is walk another few steps and he can see and smell the ocean." Yes people can walk a few more steps, but that's why the Coastal Commission exists so as to prevent developers with this attitude from building up to the tide line and robbing the public of access to the ocean. A vote in favor of this appeal is a vote for protecting and maintaining the overall quality of the coastal zone environment and its natural and artificial resources.

Thank you for your time on this issue.

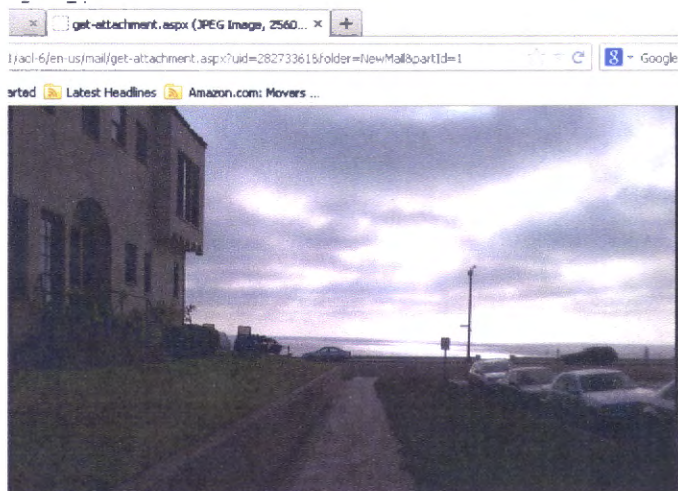
Sincerely,



Kristin Ferraraccio

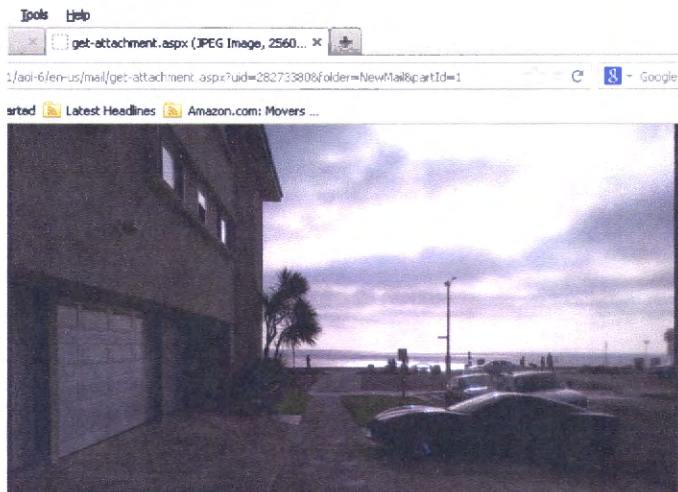
**Exhibit A:**

Photo – Avenue B, South-side/Facing West, 100 Feet East of Esplanade



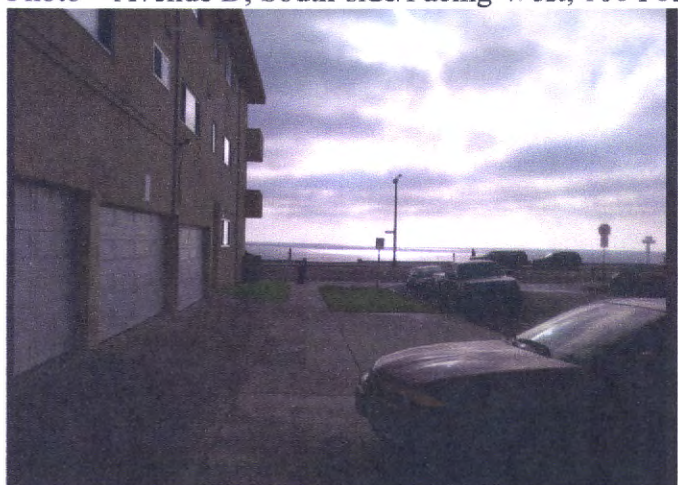
**Exhibit B:**

Photo – Avenue C, South-side/Facing West, 100 Feet East of Esplanade



**Exhibit C:**

Photo – Avenue D, South-side/Facing West, 100 Feet East of Esplanade



A-5-RDB-13-0222  
1000 ESPLANADE, REDONDO BEACH,  
LOS ANGELES COUNTY

**Item W9b**

**August 14, 2013**

**CCC Hearing**



# Location

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1000 Esplanade, Redondo Beach

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Image 201002321, California Coastal Records Project

# Proposed Project

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- Demolition of an existing 8 unit apartment building and detached garage and construction of a new 6 unit condominium structure on the landward side of Esplanade, the first public road paralleling the sea.



Visual Simulations

# Proposed Project

From corner of Esplanade and Avenue B (looking inland at angle)





# Proposed Project

From corner of S. Catalina and Avenue B (looking seaward at angle)



Visual Simulation

# Appeal Issues/Responses

- ❑ Conformance w/Coastal Act Section 30251
  - ❑ Project consistent w/LCP view protection policies and 30251 (incorporated into LUP by reference)
- ❑ Maximization of Public Views to the Coastline
  - ❑ Project provides larger than required setback and design modifications to maximize views
- ❑ Protection of Public Views across Private Property
  - ❑ Views in question from Avenue B are w/in allowable building envelope; no significant view blockage

# Maximizing Public Views

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- ❑ Project maximizes public views by:
  - ❑ Providing 11' 2" setback instead of required 6' along Avenue B to expand view corridor at critical intersection w/ Esplanade
  - ❑ Tapering front of building to allow additional views across property
  - ❑ Incorporating open balconies & glass façade
  - ❑ Reducing building height
- ❑ Project sited and designed to be sensitive to views down Avenue B
  - ❑ No LUP policies or IP standards designating view corridor or requiring additional view protection onto private property down Avenue B, which is 80' wide public view corridor

# Existing vs. Proposed Views

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## Existing



## Proposed



View corridor provided down  
80' wide right-of way

# Conformance w/View Protection Policies

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- ☐ No impacts to designated public view corridor (street end)
  - ☐ Wide ocean view from local street to remain
  - ☐ Many residential structures of similar size and scale on corner lots in surrounding area



# Consistency w/ Past Actions

Proposed development consistent with setback requirements on corner lots along Esplanade in Redondo Beach

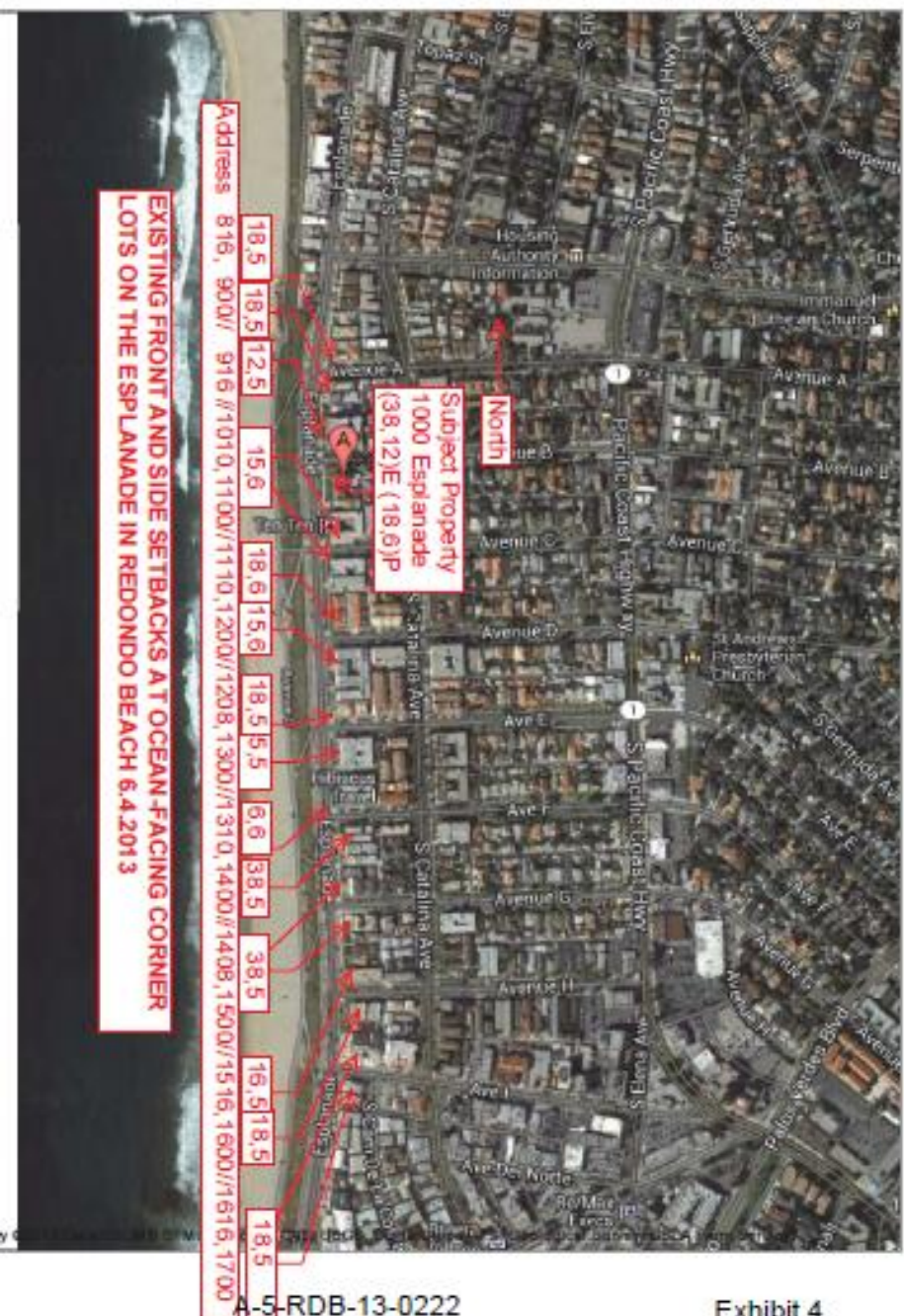


Exhibit 4

# Staff Recommendation

*“The project is consistent with the development standards for the site, the project’s impacts on views are minor and limited in scope, and the LCP does not include policies requiring a view corridor down Avenue B. Therefore, the appeal raises no substantial issue regarding the conformity of the locally approved development with the LCP. Therefore, staff is recommending that the Commission find that no substantial issue exists with respect to the grounds upon which the appeal was filed.”*

P. 2, CCC Staff Report

# Conclusion

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- Project consistent with setback requirements and will not result in adverse impacts to public views
- Development consistent with scale and character of surrounding area
- Applicant in agreement with staff recommendation and requests the Commission find:

***No Substantial Issue***

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302  
(562) 590-5071

**W9b**

Filed: 7/19/2013  
49th Day: 9/6/2013  
Staff: John Del Arroz-LB  
Staff Report: July 31, 2013  
Hearing Date: August 14, 2013  
Commission Action:

**STAFF REPORT: APPEAL SUBSTANTIAL ISSUE**

**LOCAL GOVERNMENT:** City of Redondo Beach

**LOCAL DECISION:** Approval with Conditions

**APPEAL NUMBER:** A-5-RDB-13-0222

**APPLICANT:** Paseo Investments LLC **AGENT:** Srour & Associates

**PROJECT LOCATION:** 1000 Esplanade, Redondo Beach, Los Angeles County

**PROJECT DESCRIPTION:** Construction of a 6-unit residential condominium project

**APPELLANTS:** Bill Brand, Dean Francois, Nadine Meissner, Jeanne Zimmer, Jeff Carlson

**SUMMARY OF STAFF RECOMMENDATION**

The staff recommends that the Commission determine that the appeal raises **NO SUBSTANTIAL ISSUE** with respect to the grounds on which the appeal has been filed. The submitted appeal raises no substantial issue regarding whether the City-approved development conforms with the City of Redondo Beach certified Local Coastal Program (LCP) because the City's approval of the proposed project is consistent with the view protection policies of the LCP.

The subject development is a proposal for the demolition of an existing 8 unit apartment building and detached garage and the construction of a new 6 unit condominium structure. The site is located on the landward side of Esplanade, the first public road paralleling the sea. The site is located within 300 feet of the top of a coastal bluff, an area where development approved by the City of Redondo Beach pursuant to its certified Local Coastal Program (LCP) is appealable to the Coastal Commission. The subject site has a land use designation of Residential Medium Density, which allows 23.3 units per acre.

The appellants contend that the project approved by the City is inconsistent with the City's certified Local Coastal Program (LCP) for the following reasons: a) Project does not conform to Coastal Act Section 30251; b) City's action does not maximize public views to the coastline; c) City's action incorrectly found that the LCP does not protect public views which cross private property.

In this case, there is substantial factual support for the City's decision regarding the consistency of the proposed project with the view protection policies of the City's certified Local Coastal Program. The project is consistent with the development standards for the site, the project's impacts on views are minor and limited in scope, and the LCP does not include policies requiring a view corridor down Avenue B. Therefore, the appeal raises no substantial issue regarding the conformity of the locally approved development with the LCP. Therefore, staff is recommending that the Commission find that no substantial issue exists with respect to the grounds upon which the appeal was filed.

If the Commission adopts the staff recommendation, the Commission will not hear the application de novo and the local action will become final and effective. **The motion to carry out the staff recommendation is on Page 6 of this report.**



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**Exhibits**

- 1. Appeal by Bill Brand, Dean Francois, Nadine Meissner, Jeanne Zimmer, Jeff Carlson
- 2. Site Plans
- 3. View Simulations
- 4. Setbacks in Vicinity

**SUBSTANTIVE FILE DOCUMENTS:**

City of Redondo Beach Certified Local Coastal Program  
Appeal by Bill Brand, Dean Francois, Nadine Meissner, Jeanne Zimmer, Jeff Carlson  
City Permit Record for local Coastal Development Permit 2013-04-CDP-004  
Coastal Development Permit 2013-04-CDP-004

## **I. LOCAL GOVERNMENT ACTION**

Local Coastal Development Permit 2013-04-CDP-004 was approved by the City of Redondo Beach on July 2, 2013. Based on the date of receipt of the Notice of Final Action, the ten (10) working day appeal period for local Coastal Development Permit 2013-04-CDP-004 began on July 6, 2013 and ran through July 19, 2013. An appeal of local Coastal Development Permit 2013-04-CDP-004 was received from Bill Brand, Dean Francois, Nadine Meissner, Jeanne Zimmer, and Jeff Carlson on July 19, 2013 (see Exhibit 1), within the allotted ten (10) working day appeal period.

## **II. APPEAL PROCEDURES**

After certification of Local Coastal Programs, the Coastal Act provides for limited appeals to the Coastal Commission of certain local government actions on Coastal Development Permits. Developments approved by cities or counties may be appealed if they are located within the appealable areas, such as those located between the sea and the first public road paralleling the sea, or within 100-feet of any wetland, estuary, or stream, or within 300-feet of the top of the seaward face of a coastal bluff. Furthermore, developments approved by counties may be appealed if they are not a designated "principal permitted use" under the certified LCP. Finally, any local government action on a proposed development that would constitute a major public work or a major energy facility may be appealed, whether approved or denied by the city or county. [Coastal Act Section 30603(a)].

Section 30603(a)(1) and (a)(2) of the Coastal Act establishes the project site as being in an appealable area because it is located within 300 feet of the top of a coastal bluff.

Section 30603 of the Coastal Act states, in part:

- (a) *After certification of its Local Coastal Program, an action taken by a local government on a Coastal Development Permit application may be appealed to the Commission for only the following types of developments:*
  - (1) *Developments approved by the local government between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance.*
  - (2) *Developments approved by the local government not included within paragraph (1) that are located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream, or within 300 feet of the top of the seaward face of any coastal bluff.*

The grounds for appeal of a local government action approving a Coastal Development Permit for development in the appealable area are stated in Section 30603(b)(1), which states:

*(b)(1) The grounds for an appeal pursuant to subdivision (a) shall be limited to an allegation that the development does not conform to the standards set forth in the certified Local Coastal Program or the public access policies set forth in this division.*

The action currently before the Commission is to find whether there is a "substantial issue" or "no substantial issue" raised by the appeal of the local approval of the proposed project. Section 30625(b)(2) of the Coastal Act requires the Commission to hold a de novo hearing on the appealed project unless the Commission determines that no substantial issue exists with respect to the grounds for appeal.

If Commission staff recommends a finding of substantial issue, and there is no motion from the Commission to find no substantial issue, the substantial issue question will be considered moot, and the Commission will proceed to the de novo portion of the public hearing on the merits of the project. The de novo portion of the hearing may be scheduled at the same hearing or a subsequent Commission hearing. The de novo hearing on the merits of the project uses the certified LCP as the standard of review. In addition, for projects located between the first public road and the sea, findings must be made that any approved project is consistent with the public access policies of the Coastal Act. Sections 13110-13120 of the California Code of Regulations further explain the appeal hearing process.

If the Commission decides to hear arguments and vote on the substantial issue question, proponents and opponents will have an opportunity to address whether the appeal raises a substantial issue. The Chair will set the time limit for public testimony at the time of the hearing. As noted in Section 13117 of the California Code of Regulations, the only persons qualified to testify before the Commission at the substantial issue portion of the appeal process are the applicants, persons who opposed the application before the local government (or their representatives), and the local government. Testimony from other persons must be submitted in writing.

Upon the close of the public hearing regarding whether the appeal raises a substantial issue, the Commission will vote on the substantial issue matter. It takes a majority of Commissioners present to find that no substantial issue is raised by the local approval of the subject project.

If the Commission finds this appeal raises a substantial issue, at the de novo hearing, the Commission will hear the proposed project de novo and all interested persons may speak. The de novo hearing for this appeal will occur at a subsequent meeting date. What is before the Commission, at this time, is the question of whether or not this appeal raises a substantial issue with respect to the grounds for the appeal.

### **III. STAFF RECOMMENDATION ON SUBSTANTIAL ISSUE**

**MOTION:** I move that the Commission determine that Appeal No. A-5-RDB-13-0222 raises NO substantial issue with respect to the grounds on which the appeal has been filed under § 30603 of the Coastal Act.

#### **STAFF RECOMMENDATION:**

Staff recommends a **YES** vote. Passage of this motion will result in a finding of **No Substantial Issue** and adoption of the following resolution and findings. If the Commission finds No Substantial Issue, the Commission will not hear the application de novo and the local action will become final and effective. The motion passes only by an affirmative vote by a majority of the Commissioners present.

#### **RESOLUTION TO FIND NO SUBSTANTIAL ISSUE:**

The Commission finds that Appeal No. A-5-RDB-13-0222 does not present a substantial issue with respect to the grounds on which the appeal has been filed under § 30603 of the Coastal Act regarding consistency with the certified Local Coastal Plan and/or the public access and recreation policies of the Coastal Act.

### **IV. FINDINGS AND DECLARATIONS**

The Commission hereby finds and declares:

#### **A. Project Description**

##### **1. Vicinity and Existing Development On Site:**

The site is located at 1000 Esplanade, at the corner of Esplanade, and Avenue B. The lot is about 75' x 150', with an area of approximately 11,259. The site is about 0.9 miles south of the Redondo Beach Pier. The site currently contains an existing eight unit approximately 34.5 feet high apartment building built between 1932 and 1941, and a 7 space detached garage. A Historic Resources Evaluation was prepared by Kaplan Chen Kaplan, which found that the existing structure on the site warrants a C rating. As a C rated structure, the property does not warrant protection under the City's LCP, or state or federal guidelines. The existing residence is located 12 feet from the northerly side property line and 38 feet from the front property line. The nearest vertical access to the beach is located at Avenue C, approximately 300 feet to the south.

The site has a land use designation of Medium Density Multi-Family Residential and is zoned as Medium Density Multi Family Residential, and the proposed six unit condominium project is consistent with this designation. In the vicinity of the site, there is an eclectic mix of residential uses, ranging from a 68 unit, 9 story building located to

the north of the site, and a B rated historic residence with 2 units and 2 stories located just to the south.

## **2. Proposed Development**

The applicants propose to demolish the existing structure, and construct a new, six unit attached 30' high condominium building, with a total square footage of 17,144. Seventeen (17) parking spaces will be provided on the site for the proposed six unit building. The proposed residence would be located, at its closest, approximately 6 feet from the northerly side property line and 18 feet from the front property line. A site plan is included as Exhibit 2.

## **B. Factors to be Considered in Substantial Issue Analysis**

Section 30625(b)(2) of the Coastal Act states that the Commission shall hear an appeal of a local government action carried out pursuant to Section 30600(b) unless it finds that no substantial issue exists as to conformity with the certified Local Coastal Program or the public access policies of the Coastal Act. The term "substantial issue" is not defined in the Coastal Act or its implementing regulations. Section 13115(b) of the Commission's regulations simply indicates that the Commission will hear an appeal unless it "finds that the appellant raises no significant questions". In previous decisions on appeals, the Commission has at times, on a case-by-case basis, used the following factors in determining the substantial issue question

1. The degree of factual and legal support for the local government's decision that the development is consistent or inconsistent with the Local Coastal Program;
2. The extent and scope of the development as approved by the local government;
3. The significance of the coastal resources affected by the decision;
4. The precedential value of the local government's decision for future interpretations of its LCP; and,
5. Whether the appeal raises local issues, or those of regional or statewide significance.

Even when the Commission chooses not to hear an appeal, appellants nevertheless may obtain judicial review of the local government's coastal permit decision by filing petition for a writ of mandate pursuant to Code of Civil Procedure, Section 1094.5, within 60 days after the decision or action has become final.

As stated in Section III of this report, the grounds for appeal of a coastal development permit issued by the local government after certification of its Local Coastal Program are



specific. In this case, the local Coastal Development Permit may be appealed to the Commission on the grounds that it does not conform to the certified Local Coastal Program. The Commission must then decide whether a substantial issue exists with respect to the grounds on which an appeal has been filed in order to decide whether to hear the appeal de novo.

In making the substantial issue assessment, the Commission considers whether the appellants' contentions regarding the inconsistency of the local government action with the certified LCP raise substantial issues in terms of the extent and scope of the approved development, the support for the local action, the precedential nature of the project, whether a significant coastal resource would be affected, and whether the appeal has statewide significance.

In this case, the appellants contend that the City's approval of the proposed project does not conform to the requirements of the scenic view policies of the Local Coastal Program and Coastal Act Section 30251.

Staff is recommending that the Commission find that **no substantial issue** exists with respect to whether the approval of the project is consistent with the certified LCP for the reasons set forth below.

## **C. Substantial Issue Analysis**

### **1. Scenic Resources**

The proposed development does not conflict with the specific view protection provisions in the City of Redondo Beach certified LCP. The implementing ordinances (LIP) of the LCP, however, invoke the Chapter 3 policies of the Coastal Act. Section 10-5.2218(a) of the Implementation Plan (IP) portion of the certified LCP states:

*“Approval, conditional approval, or denial of any Coastal Development Permit by the City of Redondo Beach shall be based upon compliance of the proposal with the provisions of the certified Redondo Beach Local Coastal Program and consistency with the policies of the Coastal Act.”*

The LCP therefore references the Coastal Act, including Section 30251, which protects visual resources and public views of the ocean. Coastal Act Section 30251 states:

*The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.*

The City's certified Implementation Plan states in Section 10-5.102 (in relevant part):

*Purposes. The broad purposes of the Zoning Ordinance for the Coastal Zone are to protect and promote the public health, safety, and general welfare, and to implement the policies and the land use plan map of the City of Redondo beach General Plan and the Coastal Land Use Plan, as provided in the California Government Code, Title 7, Chapters 3 and 4 and in the California Constitution, Article 11, Section 7, and in Section 30513 of the Public Resources Code (California Coastal Act). More specifically, the Zoning Ordinance for the Coastal Zone is intended to provide a precise guide for the growth and development of the City in order to:*

- a) Carry out the California Coastal Act as applied to the City in the Coastal Land Use Plan;*
- b) Maximize public access to and public views of the coastline...*

a. Appellant's Contentions

The appellants contend that the project does not comply with Section 30251 of the Coastal Act, or the certified Local Coastal Program because the project obstructs an established view and does not maximize public views of the coastline. The appellants state that the project would obstruct views of the ocean, whitewater, and coastline. The full text of the appeal is included as Exhibit 1.

b. Substantial Issue Analysis

The appellants state that the project does not maximize public views, because the project would impact existing views from Avenue B, a public street perpendicular to the coastline. However, the views referenced by the appeal are located within the building envelope which is allowed by the City's certified Implementation Plan. IP section 10-5.516 requires the building to have a side setback of at least 6 feet (for a lot with a width between 50-100 feet), and a front setback of at least 18 feet (on average). The existing structure is located 12 feet from the northerly side property line and 38 feet from the front property line. The proposed structure is consistent with the setback requirements, at a minimum of 6 feet from the side property line and 18 feet from the front property line. The proposed setbacks are also visually compatible with the character and existing pattern of development in the area, as each of the corner lots in the vicinity of the site have a 5 to 6 foot side setback, and most of the residences have a front setback of 18 feet or less (Exhibit 4). The Implementation Plan, including the setback policies, was designed, in part, to ensure the protection of ocean views. These setbacks are the specific standards for the siting of development on the subject property, and the proposed project satisfies these requirements. There are no other more specific policies or standards for the site, such as designated view corridors or other policies which specifically require the protection of views from Avenue B. Therefore, the proposed project is consistent with the City's certified LCP.

The proposed development would result in only a minor impact to public views. The proposed project would not impact the unobstructed ocean views from Esplanade, the street located closest to and paralleling the beach. Rather, the appeal raises the issue of view impacts from Avenue B, a residential street perpendicular to the ocean. The view impacts at issue are not for the obstruction of an ocean view, but rather the issue of whether narrowing the width of the ocean view along Avenue B is inconsistent with the certified LCP. The proposed structure takes up a small portion of the viewshed and the impact of the development is less noticeable with views at a distance from the subject site. Therefore, the effects of the development on ocean views are further limited to nearer the subject site, with the main effects centered on a 1 block area between Esplanade (the road along the blufftop), and South Catalina Avenue, (the next road inland). The City reviewed the effects of the project on views from this area through a series of photo simulations, which are attached as Exhibit 3. At Avenue B and S Catalina Ave, the proposed residence takes up a small portion of the total view, and the effects of the proposed development are similar to those of the existing structure. The proposed building takes up a larger portion of the available viewshed when the viewer moves closer to Esplanade along Avenue B. However, this effect is limited because moving towards Esplanade also increases the width of the view of the ocean. Furthermore, viewers which are most affected by the proposed development, close to the intersection of Esplanade and Avenue B, are also subject to the least impact from the proposed development as they are only a short distance from the full unrestricted ocean views on Esplanade.

The appellants state that Coastal Act Section 30251 and IP section 10-5.102 require the maximization of views, and that the project's narrowing of an existing view means that the project is inconsistent with the LCP. However, the cited provisions are general in nature. Although there is description in the LUP of the availability and importance of views from Esplanade, there is no such description of the importance of views from Avenue B, no LUP policies requiring a view corridor down Avenue B, and no other view protection policies for this area to be carried out by IP standards. Section 10-5.102 is located in the first section of the Implementation Plan, and states what the overall purpose of the Implementation Plan is and what goals the Implementation Plan is designed to carry out. The section does not contain specific standards for how the maximization of views is to be carried out. These are contained in the later sections of the IP, such as Section 10-5.516 regarding development standards for properties zoned Residential Medium Density, which the project complies with. Likewise, Coastal Act Section 30251 requires that "visual qualities of coastal areas shall be considered and protected..." and that "Permitted development shall be sited and designed to protect views to and along the ocean..." Although the proposed project would result in some impacts to the south side of the existing view down Avenue B, these impacts are minor and would not result in a significant impact to the existing views of the ocean. The project does take steps to minimize these effects and protect public views, including tapering the front of the building from a 6 foot setback to a 11 feet 2 inch setback at the front of the building to allow additional views across the front of the property.

Therefore the City's action does not raise a substantial issue as to the consistency of the proposed project with the Certified LCP.

## **2. Protection Of Public Views Across Private Property.**

### **a. Appellants Contentions**

The appeal states that the City's decision asserted that the LCP did not protect public views which cross private property. The appellants state that this assertion is not consistent with the City's LCP.

### **b. Analysis**

The Staff Report for the City Council hearing on July 2, 2013 states:

The Coastal Act ... does not provide a definition or further clarification of "views to... the ocean." Given the lack of definition or further clarification the City's past policy and practices has been to interpret "views to the ocean" as views looking down the public right-of way of streets that have ocean views. "Views to the ocean" have never been interpreted to mean views across private property.

The City interprets the LCP to mean that the only public views which are protected in the City are views located down public rights of way. The appellants are correct that this interpretation is inconsistent with the certified LCP. For instance, in the Commission's certification of the LCP for the harbor area of Redondo Beach, the Commission required the certified Land Use Plan include requirements for Commercial Recreation Sub-area 1, that "New development shall not obstruct views from Czuleger Park", and for Commercial recreation, Sub-Area 3, it states "New development projects shall include view corridors to the water from N. Harbor Drive." These policies are designed to ensure that future new development on public or private property not result in obstructions to ocean views. If only views over public rights of way were protected, these policies would not be able to require avoidance of impacts on private property, and the policies could not achieve their intended effect. Therefore, the City's LCP does protect views to the water from public viewpoints across private property.

However, in this case, the proposed development is consistent with the required development standards for Residential Medium Density development, and the project would not result in a significant impact to public views of the water. Therefore, although the City's action includes a misinterpretation of its LCP, the City's action resulted in a project which is consistent with the view protection policies of the LCP.

## **3. Conclusion**

Based upon a review of all of the information provided to the Commission regarding this project, the Commission finds that the proposed development is consistent with the view

preservation policies of the LCP and the Chapter 3 policies of the Coastal Act. Therefore, the Commission finds that the appeal does not raise a substantial issue regarding the proposed development's conformity with the certified LCP

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE

200 OCEANGATE, 10<sup>TH</sup> FLOOR

LONG BEACH, CA 90802-4416

VOICE (562) 590-5071 FAX (562) 591-5084

JUL 19 2013

CALIFORNIA  
COASTAL COMMISSION



**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT**

**Please Review Attached Appeal Information Sheet Prior To Completing This Form.**

**SECTION I. Appellant(s)**

Name: Hon. Bill Brand - City Councilmember, Dean Francois, and others - See Exhibit A

Mailing Address: See Attached - Exhibit A

City: See Attached

Zip Code: Attached

Phone: see attached

**SECTION II. Decision Being Appealed**

1. Name of local/port government:

Redondo Beach

2. Brief description of development being appealed:

6 large/luxury condominiums on a parcel currently containing a building which has existed for over eighty-one (81) years with a forty-eight (48) foot front setback, which under the newly-proposed plan, will have much smaller setbacks - eighteen (18) feet front and six (6) feet side - which in turn will negatively impact the public view of the ocean and coast from Avenue B in Redondo Beach

3. Development's location (street address, assessor's parcel no., cross street, etc.):

1000 Esplanade, Redondo Beach CA 90277

4. Description of decision being appealed (check one.):

- ☒ Approval; no special conditions  
☐ Approval with special conditions:  
☐ Denial

**Note:** For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

**TO BE COMPLETED BY COMMISSION:**

APPEAL NO:

A-5-RDB-13-0222

DATE FILED:

7.19.13

DISTRICT:

South Coast

A-5-RDB-13-0222

Exhibit 1

Page 1 of 31

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)**

5. Decision being appealed was made by (check one):

- ☐ Planning Director/Zoning Administrator  
☒ City Council/Board of Supervisors  
☐ Planning Commission  
☐ Other

6. Date of local government's decision: 7/2/13

7. Local government's file number (if any): 2013-04-CDP-004

**SECTION III. Identification of Other Interested Persons**

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

Paseo Investments, LLC c/o Ben Agarwal, 2701-190<sup>th</sup> Street, Suite 201, Redondo Beach CA 90278

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

(1) Kristin Ferraraccio, 916 Esplanade, Redondo Beach CA 90277

(2) Jeff Carlson

(3) Honorable Bill Brand, Redondo Beach City Council Member

(4) Wayne Bradshaw, 608 Agate St., Redondo Beach CA 90277

ADDITIONAL NAMES ATTACHED - See Exhibit B

A-5-RDB-13-0222

Exhibit 1  
Page 2 of 31



## APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 3)

### SECTION IV. Reasons Supporting This Appeal

#### **PLEASE NOTE:**

- Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section.
- State briefly **your reasons for this appeal**. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)
- This need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

The proposed project obstructs an established view and protected public view and fails to conform with the City of Redondo Beach's Local Coastal Plan and the Coastal Act.

The Redondo Beach Planning Commission granted a development permit on April 18, 2013, after which it was appealed. The City Council held a public hearing on July 2, 2013, regarding the appeal of the Planning Commission's decision and ultimately voted 3 - 2 to deny the appeal. Two council members voted against the resolution to deny the appeal, because they believe the permit violates the Coastal Act and LCP. Therefore, this matter presents a substantial issue that barely squeaked by the Redondo Beach City Council and clearly warrants input from the Coastal Commission regarding the protection of public views of the ocean and coastal areas in Redondo Beach.

The Project Does Not Comply with the Coastal Act Nor the Redondo Beach LCP

Section 30251 of the Coastal Act provides, "The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas. . ."

The California Coastal Commission certifies all Local Coastal Plans ("LCPs"), to ensure consistency with the California Coastal Act. Section 10-5.102(b) of the Redondo Beach Coastal Land Use Ordinance states, "the purpose of the zoning ordinance is intended to provide a precise guide for growth and development of the City in order to maximize public access to and public views of the coastline."

The lot located at 1000 Esplanade is classified as an RMD (medium density multi-family zone) under the Redondo Beach Certified Coastal Land Use Plan ("LUP") and is at the intersection of Avenue B and Esplanade within the Redondo Beach coastal zone. Therefore, all development at 1000 Esplanade must adhere to the Coastal Act provisions.

Redondo Beach Community Development Director, Aaron Jones, has stated that there is no public right to a view over private property. (See Minutes from April 18, 2013 Planning Commission hearing, page 4) However, there is no basis for this statement. No caselaw, no such statement in the LCP or LUP, no policy of the City, can be found, nor has any been cited by the City which supports this bold and erroneous assertion. Based on this incorrect assertion, the City claimed that the public does not have a right to an ocean view which is a line of site across the 1000 Esplanade property from the public roadway and sidewalk on Avenue B.

To the contrary, the public's view of the ocean and coastline from Avenue B between Pacific Coast Highway and Esplanade presently overlooks only grass at 1000 Esplanade. It is this public view of the ocean, whitewater and coastline, not a view over a rooftop of a building or any other structure, which will be severely negatively impacted with the proposed construction.

In fact, at the City Council meeting on July 2, 2013, Councilmember Matt Kilroy specifically stated that he disagreed with Mr. Jones' assertion and Mr. Kilroy agreed with the appellants that in fact the public does have a protected right to a public view even if the public view is across private property.

To comply with the Coastal Act, "to protect views to and along the ocean and scenic coastal areas" and to conform with Redondo Beach's LUP "to maximize . . . public views of the coastline," the project at 1000 Esplanade must be reconsidered and modified with guidance from the Coastal Commission.

#### The Plain Language of the Statute Must Be Upheld

The Coastal Act and the LCP are very clear. The City needs to protect the public's view to the ocean. Nowhere does the Act or the LCP state that the protected view is not "across private property." The view that has existed for almost 82 years is the current view and needs to be protected as it is. It is not the job of the City or City Planning Department to add language to a statute that is not there. As stated in *Schneider v. California Coastal Commission* (2006) 140 Cal. App. 4th 1339, discussing Section 30251 of the Coastal Act, "the courts are loath to construe a statute which has the effect of 'adding' language to a statute." The court did not allow that in *Schneider* and it should not be done here.

#### The Project Does Not Maximize Public Views of the Ocean

Clearly, the California Coastal Act is meant to protect views to and along the ocean and scenic coastal areas. Moreover, the purpose of Section 10-5.102(b) of the Redondo Beach Coastal Land Use Ordinance is to guide growth and development in order to maximize public views of the coastline.

Allowing the project at 1000 Esplanade as currently proposed fails miserably to protect the public view to the ocean. Similarly, the 1000 Esplanade project fails to maximize public views of the coastline.

According to the City of Redondo Beach, it is established that there exists an 80-foot wide public view corridor which is the full width of Avenue B and is considered by the City as a public view access. (See Minutes from April 18, 2013 Planning Commission Hearing, page 4) This public view has existed since 1932 (over 81 years). However, the close to a century-old, established, public view from Avenue B currently includes the view across the subject property at 1000 Esplanade and cannot be limited to the width of the street. This current public view from Avenue B includes the view of the ocean, whitewater, and the coastline, which are protected public natural resources to be enjoyed by all.

It must be noted that the Sierra Club has weighed in on this issue and has concluded that the proposed development at 1000 Esplanade will substantially reduce the established view of the Pacific Coastline from Avenue B which residents have enjoyed since the 1930s. Contary to the Coastal Zoning Ordinance, this development will reduce the view of the coastline and the ocean from Avenue B by nearly thirty percent. As the Sierra Club states, "this development does not maximize, but rather substantially reduces the public's long, established view of the Pacific Coastline and Ocean," and "is inconsistent with the Redondo Beach Code." (Letter from Sierra Club dated June 14, 2013 attached)

## No Visual Resources Studies Were Conducted and No Analysis of Other Workable Solutions Has Been Undertaken

Many times, the Coastal Commission reviews alternate plans for expansion of construction projects and attempts to find a workable alternative solution to protect the public's view of the ocean. That has not been done here. The 1000 Esplanade project does affect the public's view in a very meaningful way and must be protected. As can be seen from the attached photograph with overlays of the proposed development (which the City now agrees is accurate regarding the potential lost view), there is nothing obstructing the public's view of the ocean from Avenue B as the view presently exists, and has existed for nearly a century.

## A Substantial Issue Exists Regarding the Project and the Protection of the Public View

As stated above, the Coastal Act and the Redondo Beach Local Coastal Plan provide that the resources of public importance, such as the public's view of the ocean and coastal areas, must be protected when considering development plans. A substantial issue exists involving the proposed project at 1000 Esplanade, Redondo Beach, because the view of the ocean and coastal areas from Avenue B which will be meaningfully negatively impacted has been established for over 81 years, the record is replete with the concerns of the public (witnesses who testified at the Planning Commission and City Council hearings), petitions signed by hundreds of citizens opposed to the project (copies of which are attached), and the fact that the local decision to grant the permit for the project conflicts with the LCP requirements, the Coastal Act and the intent of both, which is to protect the public's views of the ocean and coastal areas.

For these reasons, we respectfully request that the Coastal Commission review the proposed project, find that a substantial issue exists, and hold a public hearing to allow for solutions to protect the public's established view of the ocean and coastal areas which are a resource of public importance.

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 4)

SECTION V. Certification

The information and facts stated above are correct to the best of my/our knowledge.



\_\_\_\_\_  
Signature of Appellant(s) or Authorized Agent

Date: 7-18-13

Note: If signed by agent, appellant(s) must also sign below.

Section VI. Agent Authorization

I/We hereby authorize \_\_\_\_\_  
to act as my/our representative and to bind me/us in all matters concerning this appeal.

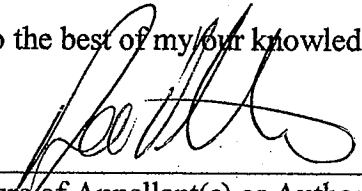
\_\_\_\_\_  
Signature of Appellant(s)

Date: \_\_\_\_\_

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 4)**

**SECTION V. Certification**

The information and facts stated above are correct to the best of my/our knowledge.

  
\_\_\_\_\_  
Signature of Appellant(s) or Authorized Agent

Date: \_\_\_\_\_

7/13/13

**Note:** If signed by agent, appellant(s) must also sign below.

**Section VI. Agent Authorization**

I/We hereby authorize \_\_\_\_\_  
to act as my/our representative and to bind me/us in all matters concerning this appeal.

\_\_\_\_\_  
Signature of Appellant(s)

Date: \_\_\_\_\_

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 4)**

**SECTION V. Certification**

The information and facts stated above are correct to the best of my/our knowledge.

Machelle S. Meissner  
Signature of Appellant(s) or Authorized Agent

Date: 7/17/2013

**Note:** If signed by agent, appellant(s) must also sign below.

**Section VI. Agent Authorization**

I/We hereby authorize \_\_\_\_\_  
to act as my/our representative and to bind me/us in all matters concerning this appeal.

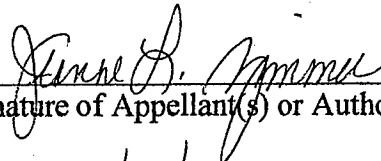
\_\_\_\_\_  
Signature of Appellant(s)

Date: \_\_\_\_\_

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 4)**

**SECTION V. Certification**

The information and facts stated above are correct to the best of my/our knowledge.

  
\_\_\_\_\_  
Signature of Appellant(s) or Authorized Agent

Date: 7/13/13

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**Section VI. Agent Authorization**

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\_\_\_\_\_  
Signature of Appellant(s)

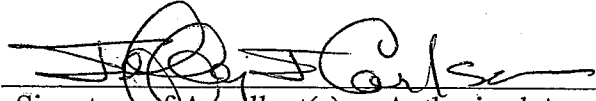
Date: \_\_\_\_\_



**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 4)**

**SECTION V. Certification**

The information and facts stated above are correct to the best of my/our knowledge.

  
\_\_\_\_\_  
Signature of Appellant(s) or Authorized Agent

Date:

July 17, 2013

**Note:** If signed by agent, appellant(s) must also sign below.

**Section VI. Agent Authorization**

I/We hereby authorize \_\_\_\_\_  
to act as my/our representative and to bind me/us in all matters concerning this appeal.

\_\_\_\_\_  
Signature of Appellant(s)

Date:

\_\_\_\_\_

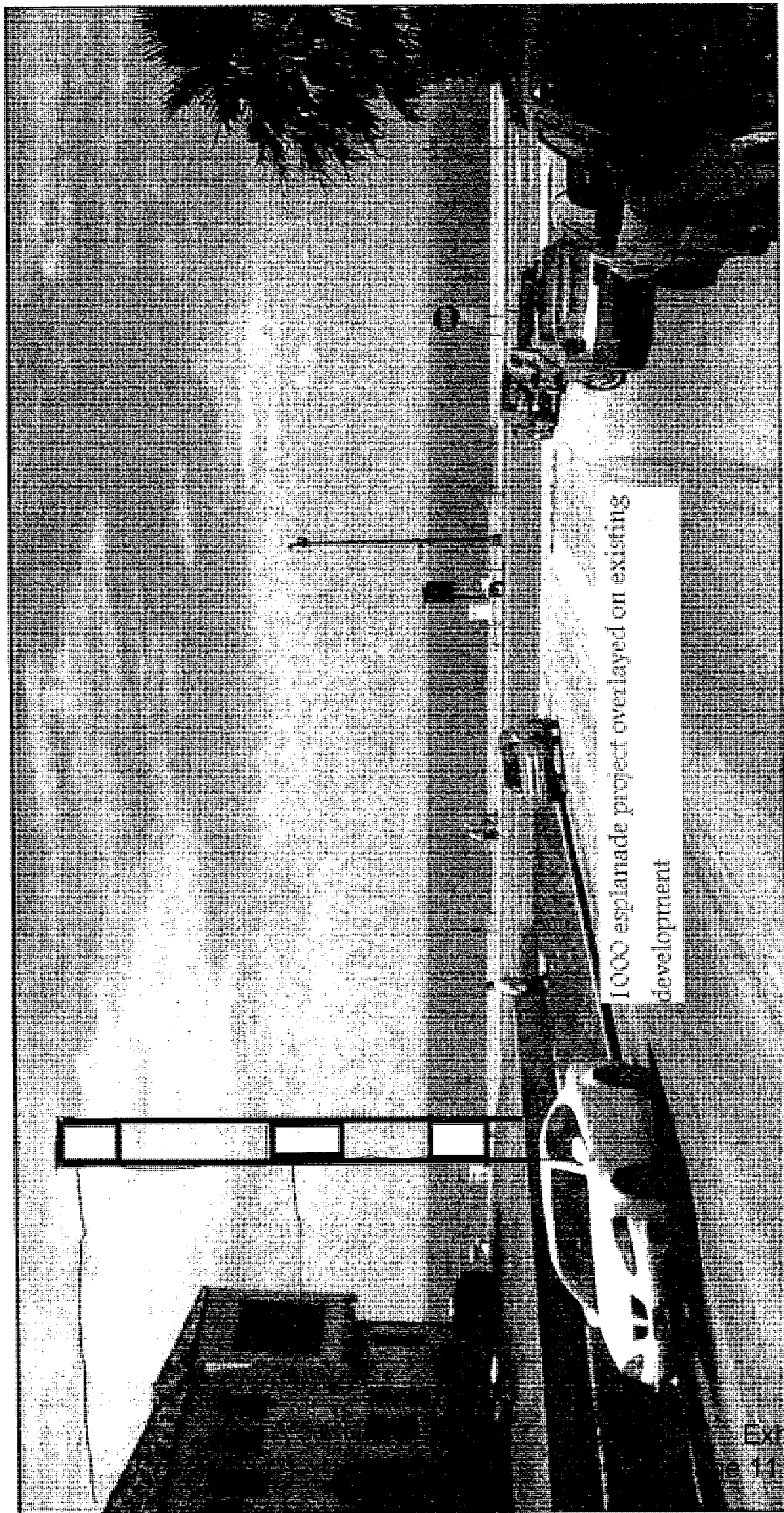


EXHIBIT A

APPELLANTS' NAMES AND CONTACT INFORMATION

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## EXHIBIT B

### NAMES AND CONTACT INFORMATION - INTERESTED PARTIES

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Kimberly Carlson  
[kimberlyacarkson@gmail.com](mailto:kimberlyacarkson@gmail.com)

We oppose the proposed development permit for 1000 Esplanade in front of the April 18 Redondo Planning Commission because it blocks the established public view corridor of the ocean from Ave. B. Since this may violate the CA Coastal Act and the Local Coastal Plan, the setback should be enlarged so as not to have such a large impact on the public views of the ocean.

PRINT NAME	PHONE #	E-MAIL	ADDRESS
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Scott Blowitz	310 4081125	scblowitz@hotmail.com	510 Blowitz 710 S Catalina Ave Redondo Beach, CA 90277
Redondo Hernandez	310-540-9921	Redondo@redondo.beach	201 Ave B #12 Redondo Beach, CA 90277
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MAE LORRIS	310 544-5143		Redondo Beach
Meredith Chapman			213 Ave C
Erna M. Johnson	(310) 344-5575	NONE	Redondo Beach, CA
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We oppose the proposed development permit for 1000 Esplanade in front of the April 18 Redondo Planning Commission because it blocks the established public view corridor of the ocean from Ave. B. Since this may violate the CA Coastal Act and the Local Coastal Plan, the setback should be enlarged so as not to have such a large impact on the public views of the ocean.

PRINT NAME	PHONE #	E-MAIL	ADDRESS
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Richard Liu	310 544-8374	None	27 County Lane RHB
Jessica Reynolds	(323) 476-2926	None	649 Paseo De La Playa #106
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We oppose the proposed development permit for 1000 Esplanade in front of the April 18 Redondo Planning Commission because it blocks the established public view corridor of the ocean from Ave. B. Since this may violate the CA Coastal Act and the Local Coastal Plan, the setback should be enlarged so as not to have such a large impact on the public views of the ocean.

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John W. Wicks	-	-	-
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Jessica Leggett	3102009961	<a href="mailto:Li0ness727@aol.com">Li0ness727@aol.com</a>	Torrance, CA
Tammy Hartleib	-	-	-
August Brookwell	-	-	-

Opposition to 1000 Esplanade

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Exhibit 1  
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Rachel Brookwell	-	-	-	-	Torrance, CA
Donna Paterson	-	-	-	-	-Canoga Park, CA
Julie Lantz	-	-	-	-	-
Tom Swanberg	6155094152	-	-	-	-

We oppose the proposed development permit for 1000 Esplanade in front of the April 18 Redondo Planning Commission because it blocks the established public view corridor of the ocean from Ave. B. Since this may violate the CA Coastal Act and the Local Coastal Plan, the setback should be enlarged so as not to have such a large impact on the public views of the ocean.

PRINT NAME	PHONE #	E-MAIL	ADDRESS
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Hector Rovigno	310 707-8000	400 Via Westervande	R. Beach
Heliko Hernandez	310-7195228	Heliko-cinu-@isi@yahoo.com	San Pedro
Pete Bauer	424-4776586		San Pedro
Lauren Cotner	310 508 5577	lauren@lawrence.net	TORR.
Henny DEZA	310 540-5386		Redondo
MANDY WARCHOLA	310-4098592	MANDY AKRIDGE@YAHOO.COM	REDONDO BEACH
Gina Gervi	310-3477705	ginacervi@gmail.com	TORR
CONNOR ROCHE	310 3477706	connor310@earthlink.net	TORR
Danice Cervi	310 373-8216	Janice-cervi@yahoo.com	Terrance
Famouna Roche	310 378-3447		Terrance
MIKE BOND	310 375-9596		Redondo
Miyral Tiner	" 5403657	Sea Sprz 911 @.com	Redondo
Susan Mackenzie	310 540 6092		Redondo Beach - Ave. C

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We oppose the proposed development permit for 1000 Esplanade in front of the April 18 Redondo Planning Commission because it blocks the established public view corridor of the ocean from Ave. B. Since this may violate the CA Coastal Act and the Local Coastal Plan, the setback should be enlarged so as not to have such a large impact on the public views of the ocean.

PRINT NAME	PHONE #	E-MAIL	ADDRESS
LINDA AKYUZ	(310) 955-6024	Lindamareh@aol.com	632 1/2 Vincent Blvd
RADKA SAMUEL	(310) 326 8102	RadkaSamuel@yahoo.com	4746 W. 168th St. Manhattan 90262
LARI TRUKUNGE	(310) 872-0359	Lari1trukunge@yahoo.com	413 S 5th St. Santa Ana 92705

A-5-RDB-13-0222



We oppose the proposed development permit for 1000 Esplanade in front of the April 18 Redondo Planning Commission because it blocks the established public view corridor of the ocean from Ave. B. Since this may violate the CA Coastal Act and the Local Coastal Plan, the setback should be enlarged so as not to have such a large impact on the public views of the ocean.

PRINT NAME	PHONE #	E-MAIL	ADDRESS
Dave Hone		dhone@elevatehealth.com	Redondo Beach
Jen Hone		"	"
Alex Hone		"	"
Jeff Katrencik	310-795-2568	jmk-69@yahoo.com	New York City (summer visitor)
JACIE O'NEIL		pinsarella@yahoo.com	Venice Beach, CA
Cole Iten		cole.iten@facebook.com	St. James, MO (visitors)
Cale Iten		"	"
Jenny Iten Wehmeyer		jenny.h.wehmeyer@facebook.com	"
Bernie Wehmeyer		"	"
Toby Iten		"	"
Tim Iten		Toby Iten @ facebook.com	"
DUSTIN DOWNING		Tin Iten @ facebook.com	"
DANIEL GRABBER		dustin.downing@facebook.com	"
Madeline Roachelle		dgranger@newsource.lending.com	Marina Del Rey (visitor)
Eric Roachelle		m2maddas@hotmail.com	Orange, CA (visitor)
Sierra Roachelle		"	Redondo Beach, CA
CHERI ARORE		"	"
Sumi Bhati		cheri1.arore@proton.com	EL SEGUNDO, CA
Amanda Lundberg		sumibae3@yahoo.com	Torrance, CA
Jake Lundberg		amagle@facebook.com	Redondo Beach
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Jennifer Kelley		mark.dyer@facebook.com	"
Mike Volk		wijk95@msn.com	Columbia, MO (visitor)
Janie Volk		mvolk3288@yahoo.com	Redondo Beach
Nate Volk		"	"
Brody Volk		"	"

A-5-RDB-13-0222

Exhibit 1

We oppose the proposed development permit for 1000 Esplanade in front of the April 18 Redondo Planning Commission because it blocks the established public view corridor of the ocean from Ave. B. Since this may violate the CA Coastal Act and the Local Coastal Plan, the setback should be enlarged so as not to have such a large impact on the public views of the ocean.

PRINT NAME	PHONE #	E-MAIL	ADDRESS
Barb Grob		bupnbarb@gmail.com	Key West, FL (visitor)
Jeanne Barrios		joanne.wildenhorn@facebook.com	Redondo Beach
Michael Wildenhorn		mwildenhorn@hotmail.com	"
Sophie		"	"
Mia		"	"
Ric Villanueva		ric.villanueva.52@facebook.com	Brooklyn, NY (visitor)
Chris Marchitelli		cmarchitelli@facebook.com	Redondo Beach
Leo Marchitelli		"	"
Matt Savino		matt@synergize-this.com	"
Liz Corpuz		elizabeth.corpuz.10@facebook.com	Manhattan Beach
Jessica Corpuz		"	"
Erin Kulbe		erin.kulbe@facebook.com	Redondo Beach
Ronnie Timozanina		Ronnie.Timozanina@att.net	Redondo Beach
Tommi Iken		tommi.iken@gmail.com	New York City (visitor)
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Sage Barry		"	"
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Kiera Nagdev		"	"
Kat Nagdev		"	"
Seisha Muser		sasha.muser@facebook.com	Los Angeles, CA
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Najib Al-Samarrai		"	"

We oppose the proposed development permit for 1000 Esplanade in front of the April 18 Redondo Planning Commission because it blocks the established public view corridor of the ocean from Ave. B. Since this may violate the CA Coastal Act and the Local Coastal Plan, the setback should be enlarged so as not to have such a large impact on the public views of the ocean.

PRINT NAME	PHONE #	E-MAIL	ADDRESS
Barbara Gundry		Barbara.Gundry@verizon.net	Palos Verdes
MAKIAINE SHRIVER		monshriv@cox.net	Palos Verdes
STEVE SHRIVER		steveshriver@cox.net	"
JESSIE SHRIVER		jesseshriver@gmail.com	"
TIM SHRIVER		teeshriver@gmail.com	"
CHARLIE SHRIVER		buzzluvstjusty365@aol.com	"
SAM SHRIVER		samuelshriv@gmail.com	"
DARRAN FARCONE		darranfarc@gmail.com	Joshua Tree / Hermosa Beach
Pasha Niron		Pasha.Niron@yahoo.com	Redondo Beach
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Kris Delano		Kris@print-worthy.com	"
Elaine Villaver		evillaver@hotmail.com	Phoenix, AZ (visitor)
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Jay McQueen		jaymcqueen@gmail.com	"
Julie Viceja		jviceja@rocketmail.com	Redondo Beach
Aaron Appleby		aaronat5@yahoo.com	Austin, TX (visitor)

former resident

10



We support the appeal to the Redondo Beach City Council and we oppose the development permit for 1000 Esplanade that was passed at the April 18 Redondo Planning Commission meeting. We believe the proposed development blocks a significant portion of the established public view of the ocean from Ave. B. This violates the CA Coastal Act and the Local Coastal Plan. The development permit should be revised so as to not have such a significant impact on the public views of the ocean.

PRINT NAME	PHONE #	E-MAIL	ADDRESS
Don Rile Peter B. B. B.		orebigbird@aol.com	230 The Village 250 The Village #301
Madeline Meissner			620 The Village #216 R.B. CA. 90277
Carol Thompson		garywThompson@yahoo.com	120 The Village #304, R.B.
Henry Thompson		esserla@verizon.net	120 The Village #304, R.B.
DAWN ESSEK			803 CARNELIANUS #13
W. M. M.	310-699-7205	almeissner@msn.com	620 The Village #216 R.B. CA. 90277
W70 KEEEO57AN	(310) 991-2517	DavidKeeledj@gmail.com	Hawesenden Heights. 90277
Hunter Bradshaw			608 Ajate Street Redondo Beach 90277

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PRINT NAME	PHONE #	E-MAIL	ADDRESS
Steven Noelz	310-650 8964		427 N. PROSPECT REDONDO BEACH CA 90277
Jim Boyer	310-993		REDONDO
James Boyer	9539		REDONDO BEACH
James Boyer	310 919 9672		P. 1500000 SC.H.
James Boyer	310-963-2904		REDONDO BEACH
James Boyer	310 809 0451		REDONDO BEACH
James Boyer	(310) 372-5941		MANHATTAN BEACH
James Boyer	310 977 2666		MANHATTAN BEACH
Laurie Linker	310 919-7359		214 Yacht Club Way #6 REDONDO BEACH, CA
LYNDA PETERSON			

We support the appeal to the Redondo Beach City Council and we oppose the development permit for 1000 Esplanade that was passed at the April 18 Redondo Planning Commission meeting. We believe the proposed development blocks a significant portion of the established public view of the ocean from Ave. B. This violates the CA Coastal Act and the Local Coastal Plan. The development permit should be revised so as to not have such a significant impact on the public views of the ocean.

PRINT NAME	PHONE #	E-MAIL	ADDRESS
RE R PROBST	310 683 8578	RE R PROBST@yahoo	Redondo Beach
Leslie Lunsford	407 747 7421	DLR(Leslie@yahoo.com	Camino de la Costa #5 RD
Christy M Cartney	310-379-2500	mccartney.christy@gmail	555 Harbor Drive, R.B
Susan Eastman	(310) 461-8259	SUZIEEASTMAN@yahoo.com	1305 S. PCH SO.RB.
Carolyn Currier	310-617-7114	PO Box 3144, MB	Beach hut 40 @ yahoo.com
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Whit Lee	(323) 253-6996	Tracey.lee@hillshirebrands.com	Redondo Beach

We oppose development projects that block public views of the ocean from parks, streets and sidewalks. The CenterCal proposal in King Harbor should comply with the Coastal Act to preserve public ocean views. The 1000 Esplanade project approved April 18 by the Redondo Beach Planning Commission blocks the established public view of the ocean from Ave. B. This violates the Coastal Act. The setback should be revised to accommodate the public ocean view.

PRINT NAME	PHONE #	E-MAIL	ADDRESS
Jackie Papier	310 937-8684	jackie.papier@hotmail.com	256th Village #110
Katherine Harrison	310.466.4111	kayharrison90502@yahoo.com	2622 Vandervilt Ln Apt B Redondo Beach, CA 90278
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Robby Lee	(323) 253-6996	Tracey.Lee@hillshirebands.com	Redondo Beach
Kristin Ferraraccio	(310) 316-1484	Kyoungman@aol.com	Redondo Beach CA.
Robert Ferraraccio		b_ferraccio@hotmail.com	Redondo Beach

We oppose development projects that block public views of the ocean from parks, streets and sidewalks. The CenterCal proposal in King Harbor should comply with the Coastal Act to preserve public ocean views. The 1000 Esplanade project approved April 18 by the Redondo Beach Planning Commission blocks the established public view of the ocean from Ave. B. This violates the Coastal Act. The setback should be revised to accommodate the public ocean view.

PRINT NAME	PHONE #	E-MAIL	ADDRESS
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JERRY SISENROS	310-374-6717	NBR1BNR@AOL.COM	150 THE VILLAGE #4 RB 90277
JERRY PARR	310 374-6719	NBR1BNR@AOL.COM	150 THE VILLAGE UNIT 4, RB 90277
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DARREN PROCTOR	310-291-3912	LEWISTORRES.PROCTOR@GMAIL.COM	140 THE VILLAGE #105
MARY LEE LOE	310 316 6977	N/A	535 ESPLANADE UT 109
Dorothy Lee	310-545-5734	Ldot57@aol.com	535 Esplanade 302
Jonathan Nook	310 897 4862	nathanmookie@gmail.com	610 The Village #302

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PRINT NAME	PHONE #	E-MAIL	ADDRESS
Joan Riley	374-4503	onadk@earthlink.net	230 The Village 301
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Tom Bulb	310 346 3035	TSBAMS@GMAIL	150 The Village #5 90277
Amnette/Bob Dawes	322-9618	Dawes750@MSN.com	120 The Vill #104-90277
Peter Parth	374-5060	hingham572@aol.com	250 The Village #301 R.B. 90277
AL MEISNER	310-376-4654	almeissner@msn.com	620 THE VILLAGE #216 Rd. CA 90277
3-02			
Amanda Lee	(323) 253 6946		Redondo beach

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PRINT NAME	PHONE #	E-MAIL	ADDRESS
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Sally WILKINSON	310-376-0720	Jpet@AOL.COM Kell	681 THE VILLAGE, R.B. 90277
Kelly Charles			675 The Vlg
Tim Charles			675 The Village
JoAnn Fredrick	376-4672	Wavy62@yahoo	150 The Village #3
Mike Fredrick	✓	MFredrick@yahoo	✓
Meranie Cohen	310-3744284	Utah	1155 GARDNER AVE RB 90277
MARY LEE COE	310-3166977	N/A	535 ESPLANADE UT 109
Dora Schaub	310-318-3164	c2p3napod@aol.com	The Village 640-208

A-5-RDB-13-222



SIERRA  
CLUB

FOUNDED 1892

Palos Verdes - South Bay Group / Angeles Chapter

June 14, 2013

SUBJ: 1000 Esplanade, Redondo Beach – Development is inconsistent with both Redondo Beach Municipal Code and the California Coastal Act by substantially reducing the public's view of the Pacific Coastline and Ocean.

TO THE REDONDO BEACH MAYOR AND CITY COUNCIL, AND THE CALIFORNIA COASTAL COMMISSION:

Please have this distributed, received, filed, and included in the staff reports for any hearings on this project.

The proposed development project at 1000 Esplanade, as approved by the Redondo Beach Planning Commission on April 18, 2013, will substantially reduce the established view of the Pacific Coastline from Avenue B, which residents have enjoyed since the 1930's. The purpose of the Coastal Zoning Ordinance, as provided by Redondo Beach Municipal Code § 10-5.102, is to "maximize public access to and public views of the coastline." This development will reduce the view of the coastline and the ocean, from Avenue B, by nearly thirty percent. Because this development does not maximize, but rather substantially reduces the public's long, established view of the Pacific Coastline and Ocean, it is inconsistent with the Redondo Beach Code.

Additionally, Section 30251 of the California Coastal Act provides "[p]ermitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas." As stated above, the development at 1000 Esplanade does not protect, but rather significantly reduces the public's existing view of the ocean and coastline. Therefore, for these reasons, the development does not conform with the California Coastal Act.

We encourage the City of Redondo Beach to impose a condition upon the development, pursuant to both local and state law, to ensure the public's view of the Pacific Coastline remains unchanged.

Sincerely,

Alfred Sattler  
Vice-Chair of Executive Committee  
Palos Verdes-South Bay Regional Group  
Sierra Club

P.O Box 2464 • Palos Verdes Peninsula, California 90274



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A-5-RDB-13-0222

Exhibit 1

Page 31 of 31





# JAIN CONDOMINIUMS

1000 ESPLANADE  
REDONDO BEACH, CA. 90277

Exhibit 2

Page 1 of 4



A-5-RDB-13-0222

**TOMARO**

DESIGN GROUP  
ARCHITECTURE

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MANHATTAN BEACH  
CALIFORNIA 90266  
TEL: 310-318-8089  
FAX: 310-318-9400  
WWW.TOMAROCOM

PROJECT  
**JAIN**  
CONDOS  
1000 ESPLANADE  
REDONDO BEACH  
CALIFORNIA 90277

STAMP

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**3D GRAPHIC**

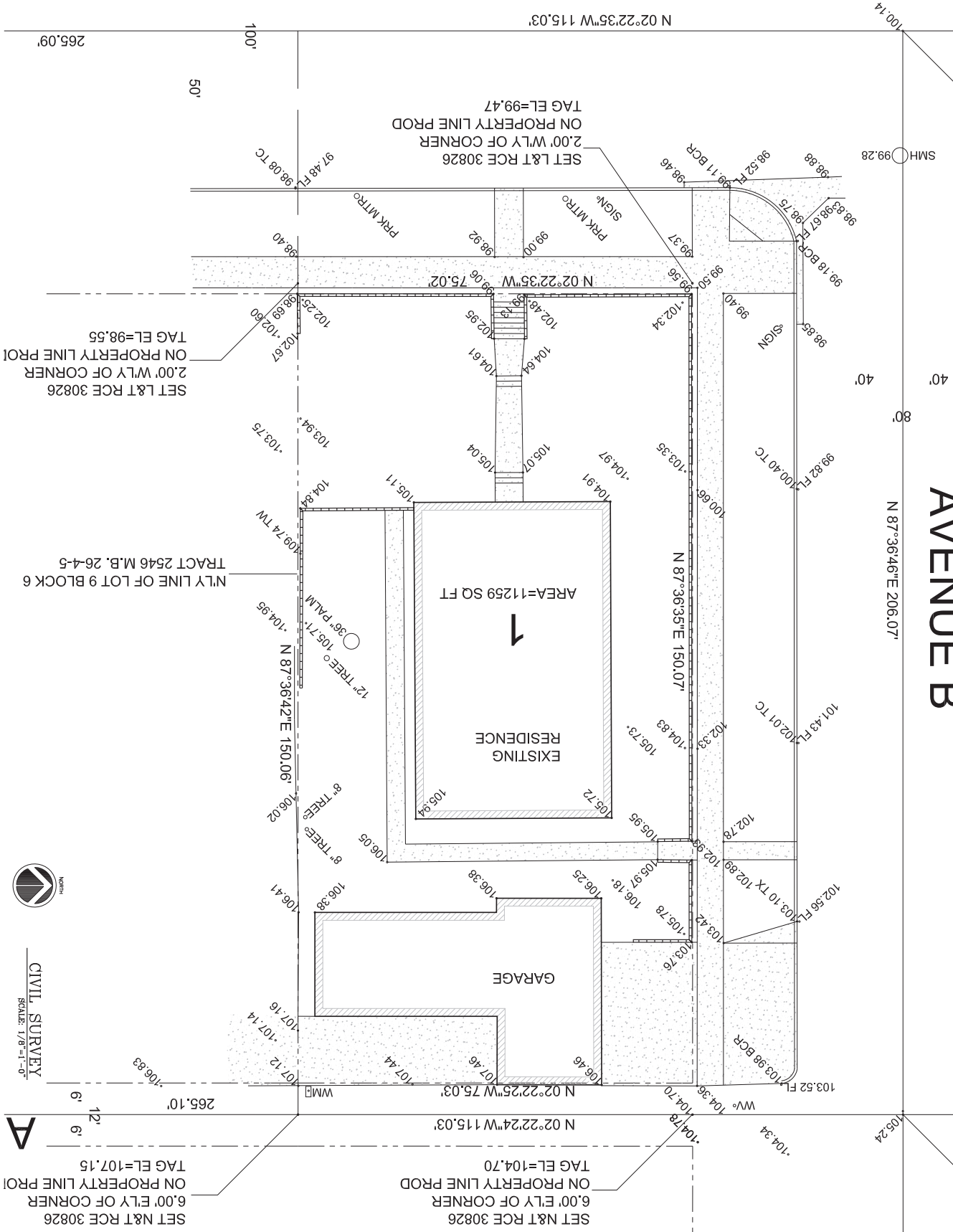
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SHEET NO.

**COVER**

# AVENUE B



**TRACT NO. 72062**  
A-5-RDB-13-0222

IN THE CITY OF REDONDO BEACH

ENGINEER

**PROJECT**  
JAIN CONDO  
1000 ESPLANADE  
REDONDO BEACH  
CALIFORNIA 90277

**DESIGN GROUP**  
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2617 N. SERRAVALLO  
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**Exhibit 2**  
Page 2 of 4

**Tomaro**  
DESIGN GROUP  
ARCHITECTURE

**CIVIL SURVEY**  
SCALE: 1/8"=1'-0"

**REVISIONS**

**STAMP**

**PROJECT NO.**  
12032

**PRINT DATE**  
4/12/2013 10:55:00 AM

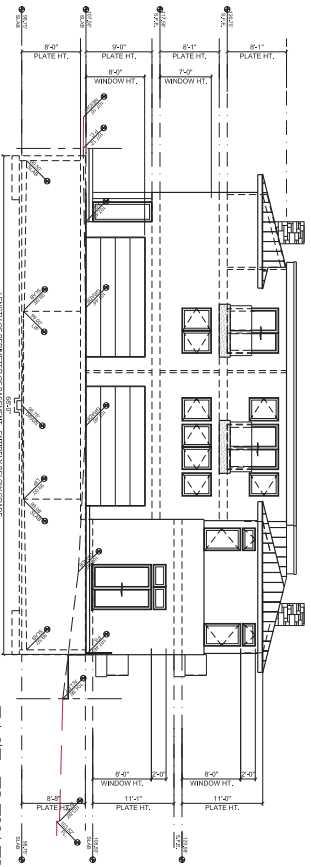
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CIVIL SURVEY

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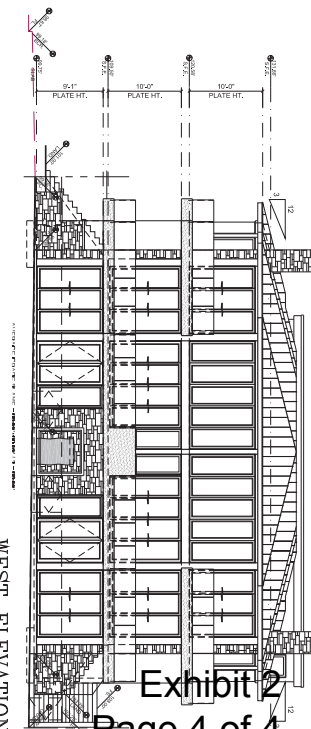
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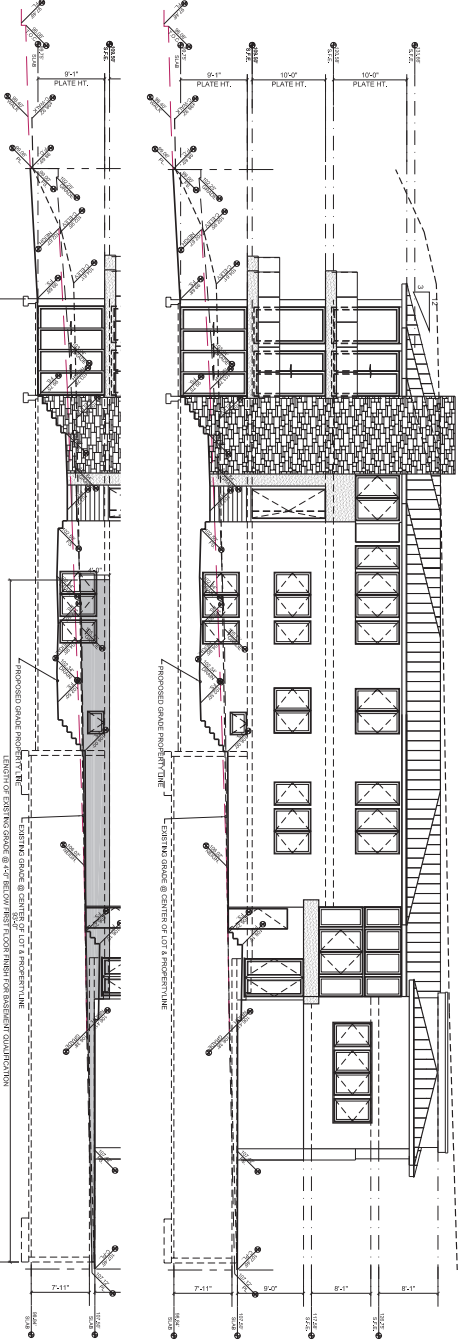




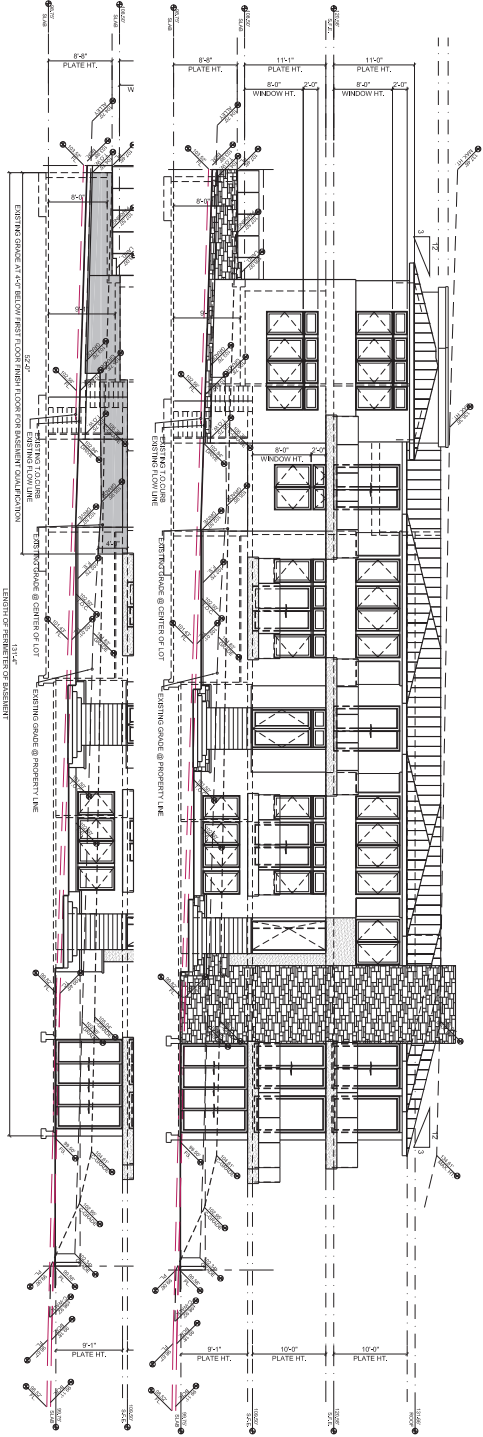
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SCALE: 1/8"=1'-0"



**WEST ELEVATION**  
SCALE: 1/8"=1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



**NORTH ELEVATION**  
SCALE: 1/8"=1'-0"

- EXTERIOR FINISH NOTES**
1. STUCCO: STUCCO COLOR #2-178 SANDY TRUFF. ATTACHED WITH 1/2" THICK STUCCO. STUCCO SHALL BE 5' O.C. BASED UP 10' HIGH ABOVE FINISH GRADE WITH 1/2" THICK STUCCO. STUCCO SHALL BE 5' O.C. BASED UP 10' HIGH ABOVE FINISH GRADE WITH 1/2" THICK STUCCO. STUCCO SHALL BE 5' O.C. BASED UP 10' HIGH ABOVE FINISH GRADE WITH 1/2" THICK STUCCO.
  2. FLOOR ROOFING: FLOOR ROOFING SHALL BE 5' O.C. BASED UP 10' HIGH ABOVE FINISH GRADE WITH 1/2" THICK STUCCO. STUCCO SHALL BE 5' O.C. BASED UP 10' HIGH ABOVE FINISH GRADE WITH 1/2" THICK STUCCO.
  3. EXTENDED STAIRS: EXTENDED STAIRS SHALL BE 5' O.C. BASED UP 10' HIGH ABOVE FINISH GRADE WITH 1/2" THICK STUCCO. STUCCO SHALL BE 5' O.C. BASED UP 10' HIGH ABOVE FINISH GRADE WITH 1/2" THICK STUCCO.
  4. WINDOW & DOOR CASINGS: WINDOW & DOOR CASINGS SHALL BE 5' O.C. BASED UP 10' HIGH ABOVE FINISH GRADE WITH 1/2" THICK STUCCO. STUCCO SHALL BE 5' O.C. BASED UP 10' HIGH ABOVE FINISH GRADE WITH 1/2" THICK STUCCO.
  5. DOOR CASINGS: DOOR CASINGS SHALL BE 5' O.C. BASED UP 10' HIGH ABOVE FINISH GRADE WITH 1/2" THICK STUCCO. STUCCO SHALL BE 5' O.C. BASED UP 10' HIGH ABOVE FINISH GRADE WITH 1/2" THICK STUCCO.
  6. DOOR CASINGS: DOOR CASINGS SHALL BE 5' O.C. BASED UP 10' HIGH ABOVE FINISH GRADE WITH 1/2" THICK STUCCO. STUCCO SHALL BE 5' O.C. BASED UP 10' HIGH ABOVE FINISH GRADE WITH 1/2" THICK STUCCO.
  7. STONE VENEER: STONE VENEER SHALL BE 5' O.C. BASED UP 10' HIGH ABOVE FINISH GRADE WITH 1/2" THICK STUCCO. STUCCO SHALL BE 5' O.C. BASED UP 10' HIGH ABOVE FINISH GRADE WITH 1/2" THICK STUCCO.
  8. COMPACT OUTRIGERS: COMPACT OUTRIGERS SHALL BE 5' O.C. BASED UP 10' HIGH ABOVE FINISH GRADE WITH 1/2" THICK STUCCO. STUCCO SHALL BE 5' O.C. BASED UP 10' HIGH ABOVE FINISH GRADE WITH 1/2" THICK STUCCO.
  9. METAL CLAD POSTS: METAL CLAD POSTS SHALL BE 5' O.C. BASED UP 10' HIGH ABOVE FINISH GRADE WITH 1/2" THICK STUCCO. STUCCO SHALL BE 5' O.C. BASED UP 10' HIGH ABOVE FINISH GRADE WITH 1/2" THICK STUCCO.
  10. DECK SURFACES: DECK SURFACES SHALL BE 5' O.C. BASED UP 10' HIGH ABOVE FINISH GRADE WITH 1/2" THICK STUCCO. STUCCO SHALL BE 5' O.C. BASED UP 10' HIGH ABOVE FINISH GRADE WITH 1/2" THICK STUCCO.
  11. SLOPED ROOFING: SLOPED ROOFING SHALL BE 5' O.C. BASED UP 10' HIGH ABOVE FINISH GRADE WITH 1/2" THICK STUCCO. STUCCO SHALL BE 5' O.C. BASED UP 10' HIGH ABOVE FINISH GRADE WITH 1/2" THICK STUCCO.

**BASEMENT QUALIFICATION**  
SCALE: 1/8"=1'-0"

**BASEMENT QUALIFICATION**

PERIMETER OF BASEMENT:  
131.33' x 51.33' x 48.0' x 48.0' = 398.67'

50% PERIMETER OF BASEMENT LESS THAN 4'-0" BELOW FIRST FLOOR REQUIRED FOR QUALIFICATION:  
398.67' / 2 = 199.33'

ACTUAL PERIMETER OF BASEMENT LESS THAN 4'-0" BELOW FROM FIRST FLOOR FINISH:  
68'-52'-43" = 213.00'

213' > 199.33' SO STORY QUALIFIES AS BASEMENT

**BASEMENT QUALIFICATION**  
SCALE: 1/8"=1'-0"

**TOMARO**  
DESIGN GROUP  
ARCHITECTURE

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**JAIN**  
CONDOS

1000 ESPLANADE  
REDONDO BEACH  
CALIFORNIA 90277

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12032

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**A.05**



INTERSECTION OF S. CATALINA AVE. AND AVENUE B  
(PROPOSED )



A-5-RDB-13-0222 Exhibit 3  
INTERSECTION OF S. CATALINA AVE. AND AVENUE B  
(EXISTING ) Page 1 of 6



2/3 DISTANCE DOWN AVENUE B  
(PROPOSED )



A-5-RDB-13-0222  
2/3 DISTANCE DOWN AVENUE B  
(EXISTING )





1/3 DISTANCE DOWN AVENUE B  
(PROPOSED)



1/3 DISTANCE DOWN AVENUE B  
(EXISTING)

A-5-RDB-13-0222



VIEW ACCROSS THE PROPERTY @ CATALINA AND AVENUE B  
(PROPOSED )



A-5-RDB-13-0222

Exhibit 3

VIEW ACCROSS THE PROPERTY @ CATALINA AND AVENUE B  
(EXISTING )





VIEW ACCROSS THE PROPERTY @ CATALINA AT 2/3  
(PROPOSED )



VIEW ACCROSS THE PROPERTY @ CATALINA AT 2/3  
(EXISTING )

A-5-RDB-13-0222

Exhibit 3  
Page 5 of 6



VIEW ACCROSS THE PROPERTY @ CATALINA AT 1/3 DISTANCE  
(PROPOSED)



A-5-RDB-13-0222

Exhibit 3

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VIEW ACCROSS THE PROPERTY @ CATALINA AT 1/3 DISTANCE  
(EXISTING)



